

Millstone Township Municipal Meeting Room
215 Millstone Road @7:30 p.m.
Millstone Township, New Jersey 08535

**MILLSTONE TOWNSHIP
PLANNING BOARD
AGENDA
SEPTEMBER 11, 2019**

MEETING CALLED TO ORDER: Chairman Newman
READING OF ADEQUATE NOTICE: Secretary D'Andrea
FLAG SALUTE: Chairman Newman
ROLL CALL: Secretary D'Andrea

Beck _____ Grbelja _____ Ferro _____ Newman____ Oxley_____ Pado _____
Pepe _____ Pinney _____ Ziner _____ Alt1 Curtis _____ Alt2Arpaia _____

APPROVAL OF MEETING MINUTES: August 14, 2019

Motion _____ Second _____

Roll Call:

Beck _____ Grbelja _____ Ferro _____ Newman____
Pinney _____ Ziner _____ Alt1 Curtis _____ Alt2Arpaia _____

PUBLIC COMMENT PORTION: 15-Minute Limit

P18-03 BLACK BEAR DAY CAMP - Block 35, Lots 17, 17.01, 19, 19.01, 19.02, 19.04, 20 & 20.04. Located in the RC Zoning district. The applicant reached out to the Township Committee to Request a Modification of Certain Terms and Conditions of the Millstone Township Land Use and Development Regulations Chapter XXXV for Black Bear Day Camp regarding a rezoning. The Township Committee, at their March 6, 2019 Meeting, considered the request and referred the matter to the Planning Board for their review and comment. Continued from 8-14-19 Meeting.

Motion _____ Second _____

Roll Call:

Beck _____ Grbelja _____ Ferro _____ Newman____
Pinney _____ Ziner _____ Alt1 Curtis _____ Alt2Arpaia _____

CARRIED APPLICATIONS:

P19-08 ESTATE OF ELSIE HALKA - Block 41, Lot 1 known as 244 Stillhouse Road consisting of 30.22 acres located in the Rural Preservation (R-UP) Zone. Applicant seeks Minor Subdivision approval to create two lots. Proposed Lot 1.08 consisting of 8.226 acres and proposed Lot 1.09 consisting of 21.595 acres. Variance need for lot frontage for Lot 1.08 where 250 ft. is required, 96.64 can be provided. Deemed Complete 7-8-19. Date of Action: 11-22-19. Heard in part and carried to the 9-11-19 Meeting without further noticing required.

Motion _____ Second _____

Roll Call:

Beck _____ Grbelja _____ Ferro _____ Newman____
Pinney _____ Ziner _____ Alt1 Curtis _____ Alt2Arpaia _____

P19-05 PATEL, YOMESH - Block 24, Lot 6 known as 455 Route 33 consisting of 1.28 acres in the Highway Commercial (HC) Zone. Applicant seeks approval to construct a 8,820 s.f. retail building. Variances requested for lot area, 3 ac. required, 1.28 ac. exists; lot width and frontage, 250 ft. required, 187.95 exists; lot depth 450 ft. required, 237.52 exists; front yard setback 100 ft. required, 77 ft. proposed, setback both sides 100 ft. required, 70 ft. proposed, parking 55 stalls required, 44 proposed, 1 loading stall need, 0 proposed. Board Attorney announced Applicant's notice deficient for Manalapan and must re-notice for Manalapan properties only. Noticing sufficient otherwise. Deemed Complete 7-8-19. Date of Action 11-5-19.

Motion _____ Second _____

Roll Call:

Beck _____ Grbelja _____ Ferro _____ Newman____ Oxley _____ Pado _____
Pepe _____ Pinney _____ Ziner _____ Alt1 Curtis _____ Alt2Arpaia _____

AMENDMENT TO RESOLUTION

P19-02 BLACK BEAR LAKE REAL ESTATE CO., LLC - Block 35, Lots 17.01, 19, 19.01, 19.02 & 20. 34.88 acres located at 457 Stage Coach Road in the RC Zone. Applicants received Preliminary and Final Site Plan approval to construct a 4,780 s.f. building, 31.56 ft. in height trampoline building. Variance granted for building height and Lot coverage where maximum lot coverage 10.87% where 10% is allowed. Resolution memorialized 5-8-19. Applicant returns to the Board for a modification of the Resolution. Noticing required.

Motion _____ Second _____

Roll Call:

Beck _____ Grbelja _____ Ferro _____ Newman____ Oxley _____ Pado _____
Pepe _____ Pinney _____ Ziner _____ Alt1 Curtis _____ Alt2Arpaia _____

OLD BUSINESS: Mt. Laurel Update

NEW BUSINESS:

ADJOURNMENT: